

**ORDINANCE NO. 20170608-042**

**AN ORDINANCE ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13033 POND SPRINGS ROAD FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2017-0003, on file at the Planning and Zoning Department, as follows:

0.582 of an acre of land, more or less, out of and a portion of the Henry Rhodes Survey, Abstract Number 522, in Williamson County, Texas, and being all of that certain called 0.5818 of an acre tract of land conveyed by deed to Steven J. Sharp and wife, Patricia J. Sharp as recorded Document Number 9666181 of the Official Records of Williamson County, Texas, said tract of land also being known as 13033 Pond Springs Road in the City of Austin, Texas and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

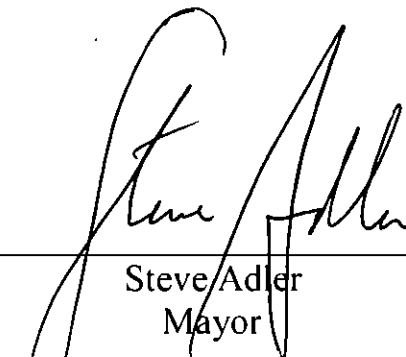
locally known as 13033 Pond Springs Road in the City of Austin, Williamson County, Texas, generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on June 19, 2017.


**PASSED AND APPROVED**

\_\_\_\_ June 8 \_\_\_\_\_, 2017

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§  
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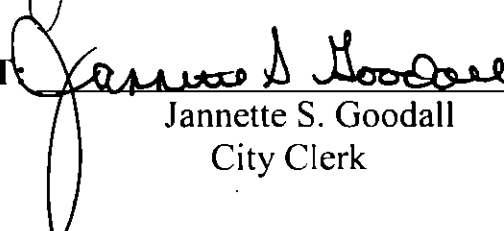
\_\_\_\_\_  
Steve Adler  
Mayor



**APPROVED:**

\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**



\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

## FIELD NOTES

BEING 0.582 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE HENRY RHODES SURVEY, ABSTRACT NUMBER 522, IN WILLIAMSON COUNTY TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 0.5818 OF AN ACRE TRACT OF LAND CONVEYED BY DEED TO STEVEN J. SHARP AND WIFE, PATRICIA J. SHARP AS RECORDED DOCUMENT NUMBER 9666181 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND ALSO BEING KNOWN AS 13033 POND SPRINGS ROAD IN THE CITY OF AUSTIN, TEXAS.

BEGINNING at a found drill hole in a concrete gutter on the northerly side of Hunters Chase Drive for the southeast corner of said 0.581 of an acre tract of land and this tract of land, same being the southwest corner of that certain called 10.383999 acre tract of land conveyed by deed to Westdale Hunters Chase Tx. LP as recorded in Document Number 2007008737 of the Official Public Records of Williamson County, Texas;

THENCE S 68° 53' 01" W, along said right-of-way line, a distance of 11.24 feet to a cotton spindle set in asphalt for the southwest corner of said 0.5818 acre tract of land and this tract of land, said point being at the point of intersection with the curving east right-of-way line of Pond Springs Road;

THENCE along said curving right-of-way line (ROW varies), same being the west line of this tract of land, having the following elements a central angle of 17° 38' 43", a radius of 1196.30 feet and an arc length of 368.42 feet, the chord of which bears N 37° 45' 33" a distance of 366.97 feet to a ½" iron rod found for the northwest corner of said 0.5818 of an acre tract of land and this tract of land, same being the southwest corner of that certain called 1.069 acre tract of land conveyed by deed to YNE Investment LLC as recorded in Document Number 2015011613 of the Official Public Records of Williamson County, Texas;

THENCE N 44° 28' 42" E, along the common dividing line between said 0.5818 of an acre tract of land and said 1.069 acre tract of land, same being the north line of this tract of land, a distance of 145.71 feet to a ½" iron rod found for the northeast corner of said 0.5818 of an acre tract of land and this tract of land, same being the southeast corner of said 1.069 acre tract of land, and being on the west line of said 10.383999 acre tract of land;

THENCE S 18° 50' 36" E (Basis of Bearings), along the common dividing line between said 0.5818 of an acre tract of land and said 10.383999 acre tract of land, same being the east line of this tract of land, a distance of 412.13 feet to THE POINT OF BEGINNING and containing 0.582 of an acre of land, more or less.

This metes and bounds description is to accompany a survey map of same date.

Roger L. Way  
ROGER L. WAY  
R.P.L.S. No. 3910  
JOB No. 10R34516



11/7/16  
Date



ALL POINTS SURVEYING  
1714 Fortview Road, Suite 200, Austin, TX 78704  
Telephone: (512) 440-0071 Fax: (512) 440-0199

EXHIBIT A

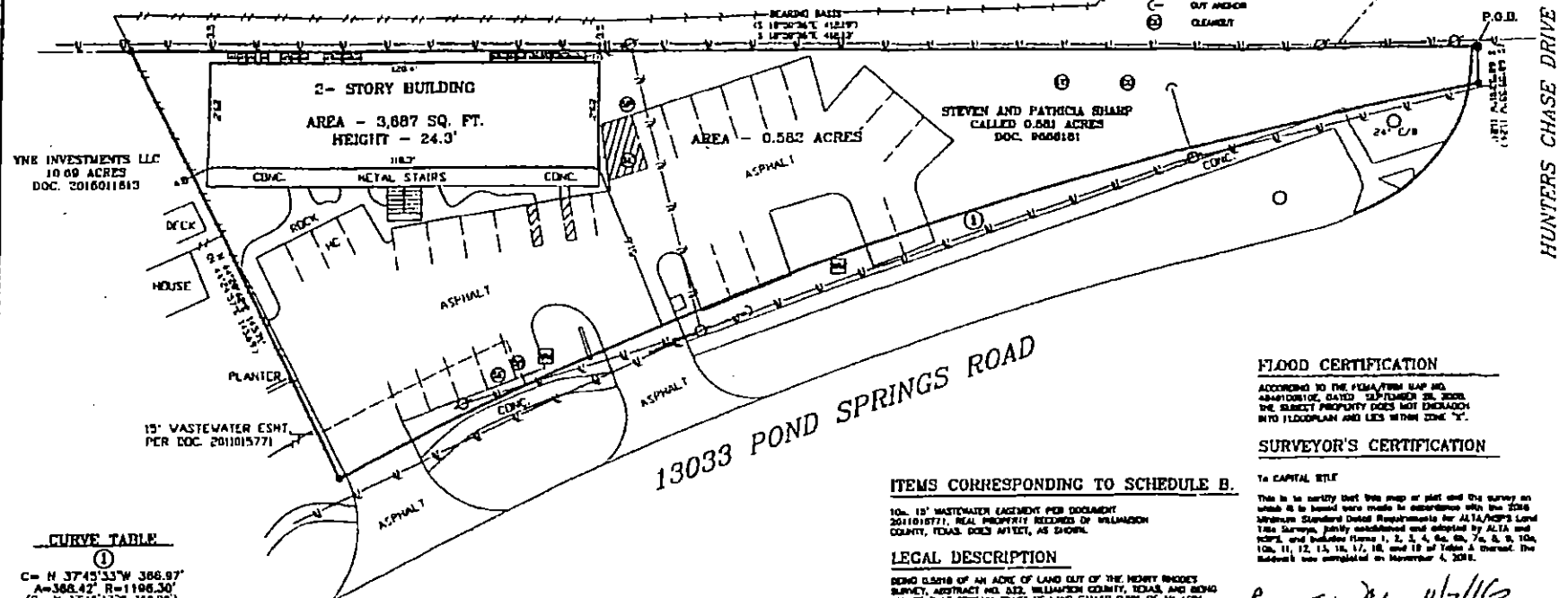
SCALE: 1"=30'

# ALTA/NSPS LAND TITLE SURVEY

WESTDALE HUNTERS CHASE TX LP  
10.363090 ACRES  
DOC. 2007008737

## LEGEND

- WOOD FENCE
- UTILITY LINE
- WIRELESS HIGH FENCE
- IRON ROD PEG
- SPRINKLE SET
- DRILL HOLE PEG
- UTILITY POLE
- OUT ANCHOR
- CLEARCUT
- WATER METER
- SEWER MANHOLE
- CEPTIC LID
- A/C UNIT
- ELEC. METER



YNE INVESTMENTS LLC  
10.09 ACRES  
DOC. 2016011813

STEVEN AND PATRICIA SHAMP  
CALLED 0.581 ACRES  
DOC. 9668181

## CURVE TABLE

①  
C= N 37°15'33"W 366.97'  
A=366.42' R=1196.30'  
(C= N 37°15'17"W 366.98'  
(A=366.44')

## FLOOD CERTIFICATION

ACCORDING TO THE FEMA/FIRM MAP NO. 48464D0102C, DATED SEPTEMBER 28, 2008, THE SUBJECT PROPERTY DOES NOT ENCROACH INTO FLOODPLAIN AND LIES WITHIN ZONE "X".

## SURVEYOR'S CERTIFICATION

TO CAPITAL TITLE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 American Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly endorsed and adopted by ALTA and NSPS, and Sections 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10a, 10b, 11, 12, 13, 14, 17, 18, and 19 of Title A thereof. The Survey was completed on November 4, 2016.

## ITEMS CORRESPONDING TO SCHEDULE B.

10. 15' WASTEWATER EASEMENT PER DOCUMENT 2011015771. REAL PROPERTY RECEIVED BY WILLIAMSON COUNTY, TEXAS, DOES NOTET, AS SHOWN.

## LEGAL DESCRIPTION

BEING 0.5816 OF AN ACRE OF LAND OUT OF THE HEWITT BROOKS SURVEY, ABSTRACT NO. 332, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CALLED 0.581 OF AN ACRE, DESCRIBED IN A DEED TO L. DOUGLAS DEYNE AND PATRICIA DEYNE DKA CONE ENTERPRISES, RECORDED IN VOLUME 2564, PAGE 407, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

*Roger L. Way* 11/7/16  
DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3910  
1716 FORNEY RD. SUITE 200  
AUSTIN, TX 78704  
(312) 440-0071



*Roger L. Way*



## ALL POINTS SURVEYING

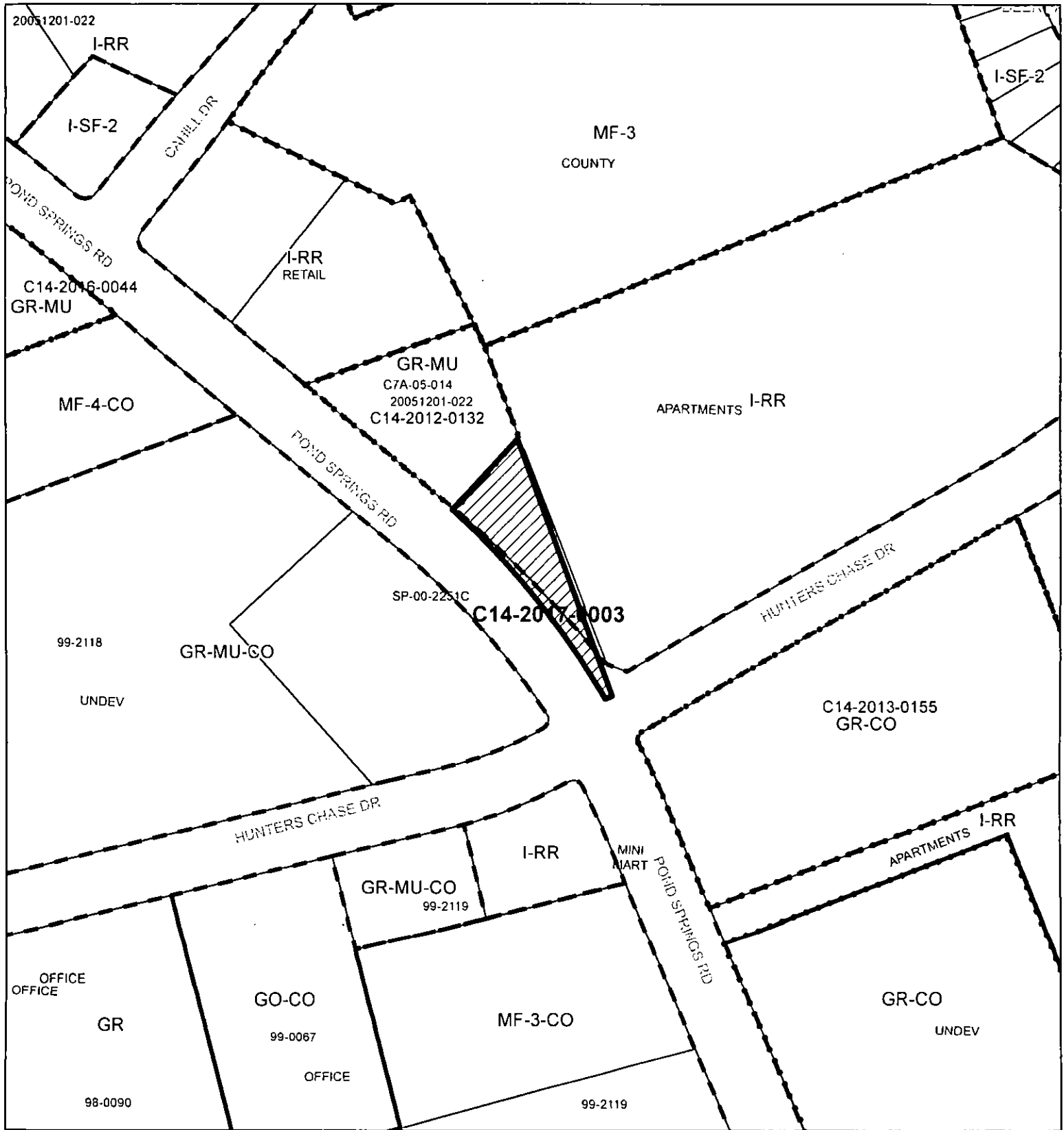
1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

TELE: (512) 440-0071 - FAX: (512) 440-0100

FORM REGISTRATION # 10110000

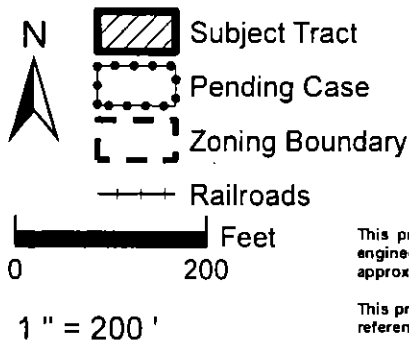
OLD NAME	NEW	DATE
11-7-16	11-7-16	11-7-16
10/24/16	10/24/16	10/24/16
SCALE:	1"=30'	



## ZONING

## EXHIBIT B

Case#: C14-2017-0003



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017